



My entire professional working life since graduating from college in 1980 has been spent in master planning at Fort Bragg. In October 2001, I passed the 21-year mark. Because the planning workload has always been heavy, it would have been easy to focus on just Fort Bragg and not to look outside our boundaries to what was happening in the local communities. In fact, for my first eight years at Fort Bragg, we largely did that.

Looking back, I realize now more than ever that the most important things we do may be not to meet that short-term requirement to site a building for a construction project, but to focus on those critical big-picture issues that will affect the long-term health and viability of our installations. If we don't effectively deal with off-post encroachment, our installation may not exist one day in the future.

—Glen Prillaman

Success Story at Fort Bragg

We began a Joint Land Use Study (JLUS) in 1988. Our purpose was to accommodate the growth and development of the region without compromising the military missions of Fort Bragg and Pope Air Force Base. In 1988, there was very little emphasis within the Army on urban encroachment issues. In fact, Fort Bragg was the very first Army installation to do a JLUS. Also, Fort Bragg was the first installation to do a combined land use study with an adjoining Air Force installation—Pope Air Force Base. Our JLUS was a huge effort, involving nine counties and 22 local governments. The costs for the study were shared between the Department of Defense, the State of North Carolina, and the local governments. The U.S. Army's Center for Health Promotion and Preventive Medicine (USACHPPM) provided the noise contours that served as the basis for our study. USACHPPM also continued to serve as consultants over the years preparing noise studies on specific issues when requested.

We have had several notable accomplishments as a result of our JLUS. We developed a local body called the Regional Land Use Advisory

What's really important

Commission that met every two months to share their development plans and other issues of concern. Several of the surrounding counties have adopted compatible land use recommendations as part of their land use plans. We have argued against high-density residential development and been successful in achieving development at lower densities in several key zoning cases. While we have had some notable accomplishments, the chief ones have been our land purchases. In 1994, we purchased Accident Potential Zone II for Simmons Army Airfield where a developer had proposed building as many as 87 housing units, putting 227 people at risk. In 1997, we purchased the 10,580-acre Overhills tract. With that purchase, we now own about 75% of the land surrounding Pope Air Force Base—which is Fort Bragg's lifeline. A hundred years from now, the Simmons and Overhills purchases will probably be viewed as some of the smartest things we ever did at Bragg. The understanding of the need for these critical purchases and the justification for them came out of our JLUS.

After meeting for about 10 years, we realized that we needed to update our JLUS to give the program a “shot in the arm.” In August 2001, the Pentagon's Office of Economic Adjustment approved a grant for the update. The North Carolina Department of Commerce's Division of Community Assistance is coordinating the study update. For this update, the Pentagon is contributing \$25,000, the State of North Carolina is contributing \$43,000 and the local governments are contributing \$32,000. Once again, the backbone of the study—the noise contours—have been developed by USACHPPM. The update will

include three phases that will be completed by December 2002. Phase 1 includes a detailed analysis of the original study recommendations and preparation of consolidated digital mapping for the region. Phase 2 is the public information stage and will include seven to eight meetings throughout the study area. Phase 3 involves analyzing the data and preparing the plan.

Today, encroachment is recognized at the highest levels in DoD as a major threat to our installations. If our soldiers can't train, there would be no reason for most of our installations to exist. We all must ensure that we take our noise programs seriously—that we keep our installations sustainable through compatible land use planning with our surrounding communities.

For more information about Fort Bragg's noise management efforts, contact Glen Prillaman at 910 396 6761.

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